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Book 2020 Page 4618 Type 03 001 Pages 1

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Rec Amt \$7.00 Aud Amt \$10.00

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



WARRANTY DEED

Return to: Mark L. Smith, 101 1/2 W. Jefferson, PO Box 230, Winterset, Iowa 50273

Taxpayer: Phillips Farm Family Trust, 2963 Settlers Avenue, Peru, IA 50222

Preparer: Mark L. Smith, 101 1/2 W. Jefferson, PO Box 230, Winterset, Iowa 50273, Phone: (515) 462-3731

For the consideration of ---\$1.00--- Dollar(s) and other valuable consideration, Bethene Stafford, single

Phillips Farm Family Trust U/T/A dated November 16, 2020 do hereby Convey to

Madison County, Iowa: This deed is exempt according to Iowa Code 428A.2(21). An divided one-third interest in and to the following-described property:

The North Half (N 1/2) of the Southeast Quarter (SE 1/4) of Section Seven (7) and the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) and the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section Eight (8), all in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and Convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate. Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated on 11/16/2020

Bethene Stafford
Bethene Stafford (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 11/16/2020, by Bethene Stafford



Mark L. Smith
Signature of Notary Public